



Fryston View | South Milford | LS25 5FD

Guide Price £429,950

Three bedroom detached bungalow | Council Tax Band E | EPC Rating C

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\*\*\* STUNNING DETACHED BUNGALOW ADJACENT TO FARMLAND \* DETACHED GARAGE WITH AMPLE PARKING \*\*\*

A rare opportunity to purchase this detached bungalow situated on a modern and popular development within the ever popular village of South Milford where there are excellent transport links provided by the motorway network along with having a train station within the village. There are also a number of local amenities along with a range of shops, banks, public houses and further amenities in the nearby village of Sherburn In Elmet.

The property briefly comprises to the ground floor; entrance hall, lounge, dining room with access to the rear garden, modern fitted kitchen with integrated appliances, a utility room, master bedroom with en-suite shower room, two further bedrooms and the house bathroom. Outside there is ample parking for multiple cars and a detached brick built garage.

\*\*\* Call now to arrange your viewing \*\*\*

## Ground Floor

### Entrance Hall

Composite entrance door, radiator and window to the side.

### Living Room 3.61m x 5.97m (11'10" x 19'7")

Entered through double doors from the hallway is this elegant living room with three double-glazed windows to the front aspect and two radiators.

### Kitchen/Dining Room 3.68m x 5.97m (12'1" x 19'7")

Boasting a modern range of wall and base units with complementary work surfaces over incorporating a one and a half bowl ceramic sink with side drainer and mixer tap. Integrated appliances include an eye level electric oven, hob with chimney style extractor over, dishwasher and an under counter fridge and freezer. Luxury vinyl flooring, radiator, down lighters to the ceiling and two windows overlooking the rear garden.

The adjacent dining area has a radiator, ample room for a family sized dining table and chairs and PVCu double-glazed French windows granting access to the rear garden.

### Utility Room

Fitted with base units with plumbed space for both a washing machine and dryer. Wall mounted central heating boiler. Built in cupboard with hot water cylinder. Radiator and composite door granting access to the side aspect.

### Master Bedroom 3.25m x 4.09m (10'8" x 13'5")

A double bedroom placed to the front with wardrobes to one wall with sliding doors. Radiator and two double-glazed windows. A door opens to;-

### En-suite Shower Room 1.85m x 1.54m (6'1" x 5'1")

A fully tiled shower room fitted with a walk in shower enclosure served with a mains fed shower and having a glass screen, low flush w.c and wall hung wash hand basin. Window to the side and heated towel rail. Tiled flooring and shaver point.

### Bedroom 2 3.68m x 3.00m (12'1" x 9'10")

A second double bedroom with a radiator and window overlooking the rear garden. Sliding door wardrobes to one wall.

### Bedroom 3 2.64m x 2.41m (8'8" x 7'11")

A single bedroom with a radiator and window overlooking the rear garden. Sliding door wardrobes to one wall.

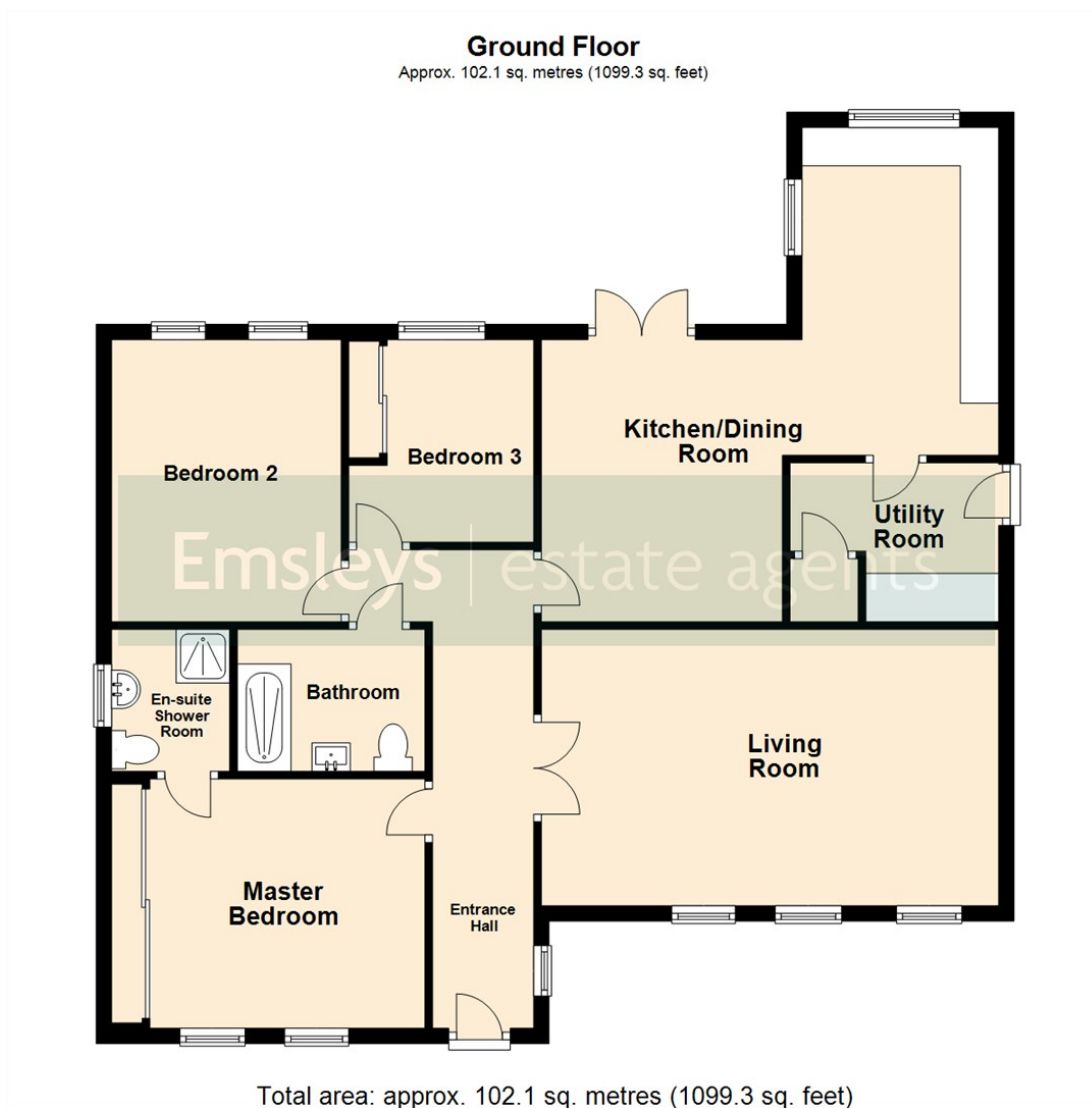
### Bathroom

Fully tiled walls, a large shower enclosure, a pedestal wash hand basin and low flush WC. Central heated towel warmer, ceiling spotlights, tiled floor and shaver point.

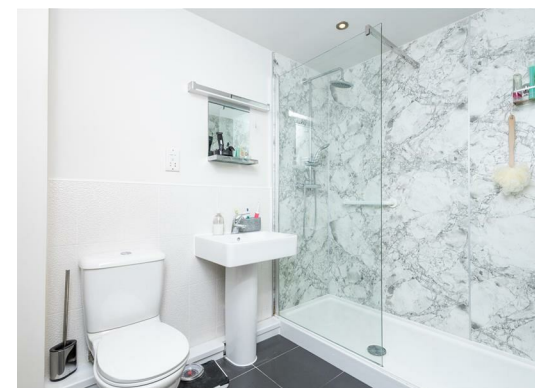
### Exterior

The property has an open plan front garden with manicured lawns and driveway providing off road parking for multiple vehicles which in turn leads to a detached brick built garage which has an up and over door, power and light. The rear garden is wonderful and benefits from a large paved patio area, tended lawns and borders stocked well with a variety of shrubs. Garden shed, exterior water supply and lighting.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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